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FINAL PROJECT REPORT

URBAN RENEWAL PLAN JULY 1971

First Submission Approved by Council

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URBAN RENEWAL PROJECT

FINAL PROJECT REPORT

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PARK PLAZA URBAN RENEWAL PROJECT
BOSTON REDEVELOPMENT AUTHORITY

FINAL PROJECT REPORT
URBAN RENEWAL PLAN

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PARK PLAZA URBAN RENEWAL PROJECT
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A. DESCRIPTION OF PROJECT

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1. Project Boundary Map

The Project Boundary is shown on Map No. 1, PROJECT BOUNDARY MAP.

2. Project Boundary Description

The Project Area is bounded and described as follows:

Beginning at the intersection of the southerly sideline of Beach Street and the easterly sideline of Knapp Street;

Thence running in a generally southerly direction along said easterly sideline of Knapp Street to a point, said point being the intersection of the centerline of Kneeland Street and the easterly sideline of Knapp Street extended thereto;

Thence turning and running in a generally westerly direction along the centerlines of Kneeland Street and Stuart Street to a point, said point being the intersection of the centerline of Stuart Street and the westerly sideline of Arlington Street;

Thence turning and running in a generally northerly direction along said westerly sideline of Arlington Street to a point, said point being the intersection of the westerly sideline of Arlington Street and the northerly sideline of Boylston Street;

Thence turning and running in a generally easterly direction along said northerly sideline of Boylston Street to a point, said point being the intersection of the northerly sideline of Boylston Street and the westerly sideline of Bumstead Court;

Thence turning and running in a generally southerly direction across Boylston Street along an extension of said westerly sideline of Bumstead Court to a point in the southerly sideline of Boylston Street;

Thence turning and running in a generally easterly direction along said southerly sideline of Boylston Street to a point, said point being the intersection of the easterly sideline of Washington Street and the southerly sideline of Boylston Street extended thereto;

Thence turning and running in a generally northerly direction along said easterly sideline of Washington Street to a point, said point being the intersection of the easterly sideline of Washington Street and the northerly sideline of Essex Street;

Thence turning and running in a generally easterly direction along said northerly sideline of Essex Street (past Harrison Avenue Extension) to a point, said point being the intersection of the northerly sideline of Essex Street and the easterly sideline of Harrison Avenue extended thereto;

Thence turning and running in a generally southerly direction along said easterly sideline of Harrison Avenue to a point, said point being the intersection of the easterly sideline of Harrison Avenue and the northerly property line of 19-25 Harrison Avenue extended thereto;

Thence turning and running in a generally westerly direction across Harrison Avenue along said extension of the northerly property line of 19-25 Harrison Avenue to a point in the westerly sideline of Harrison Avenue;

Thence turning and running in a generally southerly direction along said westerly sideline of Harrison Avenue to a point, said point being the intersection of the westerly sideline of Harrison Avenue and the northerly sideline of Beach Street;

Thence turning and running in a generally westerly direction along said northerly sideline of Beach Street to a point, said point being the intersection of the northerly sideline of Beach Street and the westerly property line of 27-39 Harrison Avenue;

Thence turning and running in a generally southerly direction across Beach Street along an extension of said westerly property line of 27-39 Harrison Avenue to a point in the southerly sideline of Beach Street;

Thence turning and running in a generally westerly direction along said southerly sideline of Beach Street to the point of beginning, said point being the intersection of the southerly sideline of Beach Street and the easterly sideline of Knapp Street;

Excluding, however, the structures at 19-25 Harrison Avenue and 27-39 Harrison Avenue.

As soon as construction begins on A-1, the Authority will immediately advertise for the redevelopment of Parcels D and E. Unless the Authority shall have selected a Developer for Parcels D and E within 3 years from the date of approval of this plan, Parcels D and E shall no longer be considered to be part of the Park Plaza Project Area.

B. PLAN OBJECTIVES

1. Basic Objectives

The basic objectives of the Park Plaza Urban Renewal Plan are:

a. To provide a new "intown" residential community in the heart of the city.

b. To provide a higher economic use to replace an existing underutilized area.

c. To eliminate blighted conditions.

d. To increase the tax revenue by a more intensive development of the area.

e. To prevent the haphazard redevelopment of this important sector of Boston which would occur through unplanned renewal based upon the present street layout and pattern of privately-owned parcels.

2. Planning Objectives

Planning objectives include the following:

a. To provide a lively mixture of mutually reinforcing uses with emphasis on residential and daytime plus evening activity.

b. To carefully integrate, as to scale and activity, the new development with the surrounding areas -- especially in the relationship of the buildings and uses along Boylston Street to the adjacent Boston Common and Public Garden.

c. To provide multilevel attractive and continuous pedestrian areas through the Project with maximum separation between vehicular and pedestrian movements and convenient interfacing with other transportation modes (transit, taxi, auto, pedestrian).

d. To eliminate excess and confusing roadways and replace them with an efficient, safe, and adequate new road system based on the overall proposed downtown traffic plan.

3. Building Design Objectives

The general design objectives are:

a. To create multi-use new structures, with the lower elements built close to the street lines so as to maintain the urban character.

b. To provide a series of high-rise structures spaced apart as a continuation of the "high spine" of Boston.

c. To build with materials whose color and scale relate well to the existing Boston architecture of Back Bay, Beacon Hill, and Bay Village.

d. To create a new and pleasant environment within the public and semipublic areas to maximize the use of such areas and add a new dimension to the downtown commercial and entertainment areas.

C. PROPOSED RENEWAL ACTIONS

1. Proposed Types of Renewal Actions

The proposed types of renewal actions within the Project Area will consist of clearance and redevelopment activity and provision of public improvements, rights-of-way, and utility adjustments.

2. Clearance and Redevelopment Activities

Clearance and redevelopment activities include:

a. The acquisition of real property;

b. The relocation of the occupants thereof;

c. The clearance of land and buildings;

d. The installation, construction, and reconstruction of improvements;

e. The disposition of land for uses in accordance with the land use and building requirements and other provisions of the Urban Renewal Plan; and

f. Design review and enforcement of provisions of Land Disposition Agreements.

3. Rehabilitation Activities

There are no rehabilitation activities contemplated within the Project Area.

4. Public Improvements

Public improvements may include, as necessary, the abandonment, provision, improvement, extension, construction, reconstruction, and installation of rights-of-way, streets, landscaped open spaces, new tree plantings, and public utilities, such as water, sewers, traffic and street lighting systems, and police and fire communications systems located in public rights-of-way, in order to carry out the objectives of the Urban Renewal Plan, substantially as described in the Project Improvements Report.

D. PROPERTY TO BE ACQUIRED

1. Identification

Properties to be acquired by the Boston Redevelopment Authority in Stage I (Disposition Parcels 1, 2, and 3), sometimes referred to in the aggregate as A, B, and C, of the Project Area are shown on Map No. 3, LAND ACQUISITION MAP, and identified on Map No. 5, OWNERSHIP DATA MAP.

2. Conditions for Stage II Acquisition

Prior to any action by the Authority toward acquiring properties within Stage II the Authority shall provide security to the satisfaction of the Mayor pursuant to Chapters 79 and 121B of the Massachusetts General Laws, as amended, shall submit to the City Council and the state for their approval plans for the design and financing of the proposed improvements within Stage II, which plans shall be in at least as much detail as those provided to the Council in respect to Stage I, and shall likewise comply with the Requirements of Chapter 79A of the Massachusetts General Laws, as amended.

E. INTERIM USE OF ACQUIRED PROPERTY

The Boston Redevelopment Authority may devote property acquired under the provisions of the Urban Renewal Plan to temporary use prior to the time such property is needed for development. Such uses may include, but are not limited to, project office facilities, relocation purposes, public transportation, or recreation, all in accordance with such standards, controls, and regulations as the Authority may deem appropriate.

However, it is the intention of the Authority to proceed on a schedule of acquisition, relocation, and demolition which is directly related to the timing for commencement of construction and thereby to minimize the amount of land which could be utilized for interim uses. Such interim uses may not be continued more than six months beyond the completion of all demolition on the site without the approval of the Director of the Boston Redevelopment Authority. No interim use of any acquired parcel for parking shall be made except for

(a) those parcels which at the time of adoption of the Plan are used for parking;

(b) areas needed to provide parking for construction activities.

F. LAND USE AND BUILDING REQUIREMENTS

1. Land Use Plan

The use of land in the Project Area shall be in accordance with the permitted uses as shown on Map No. 6, LAND DISPOSAL MAP.

2. Land Use and Building Requirements

a. General

(1) The use and development of land and improvements shall be in accordance with the requirements of this Section of the Plan.

(2) The Boston Redevelopment Authority may subdivide disposition parcels as appropriate. In the event of subdivision, the permitted uses will be applicable to subparcels and parking requirements will be divided as appropriate.

(3) The provisions of this Section shall apply to all disposition parcels unless specifically excepted.

(4) Use controls as set forth in this Section shall be interpreted to permit supporting and ancillary uses which in the opinion of the Authority are reasonably associated with the primary use.

b. Definitions

(1) Height

The vertical distance of the highest point of the roof, excluding penthouses and roof structures, above the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or, in the case of a building not abutting on a street, above a given grade adjoining the building line, as more fully defined in the Zoning Code of the City of Boston as in effect on the date the Plan is approved by the Boston City Council.

(2) Floor Area Ratio (F.A.R.)

The ratio of the gross floor area above grade of a structure or group of structures to the total parcel area.

(3) Arcade

A substantial area of a building which is open to public access for right-of-way purposes.

(4) Pedestrian Easement

For the purpose of this Plan, "pedestrian easement" means the provision of public pedestrian access subject to reasonable regulations and security and does not mean the creation of a right-of-way in the technical sense.

c. Building Requirements and Restrictions

(1) Landscaping and Screening

All open areas must be suitably landscaped so as to provide a visually attractive environment.

(2) Off-Street Loading

NUMBER OF BAYS REQUIRED BY GROSS FLOOR AREA OF STRUCTURES

Gross Floor Area (in thousands of square feet)	Office and General Commercial		Retail and Wholesale	
	36'min.	25'min.	36'min.	25'min.
Under 15	0	0	0	0
15 to 50	1	0	1	0
50 - 100	1	0	1	1
100 - 250	1	1	2	0
250 - 400	2	0	2	1
400 - 550	2	1	2	2
550 - 700	2	2	3	1
700 - 850	3	1	3	2
850 - 1,000	3	2	3	3
1,000 - 1,150	3	3	4	2
1,150 - 1,300	4	2	4	3
over 1,300 *				

* one additional space of 25' minimum length has to be provided for every 150,000 square feet or fraction thereof, over 1,300,000; OR one space of 36' minimum length has to be provided for every 300,000 square feet over 1,300,000 PROVIDED that half of all spaces are 36' long or longer. Within this limitation 2 spaces 25 to 36 feet long are interchangeable with one space 36' or longer.

The above controls shall apply unless a developer or owner can demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately in other ways or that the lack of such loading facilities will not be detrimental to surrounding areas of the Project. Provision shall be made so that all movement of trucks for loading is accomplished within the site. Loading provisions that require a truck to back up into traffic to get in or out of a loading dock are expressly prohibited.

d. Other On-site Improvements

All improvements on the land, including buildings, landscaped areas, and parking areas, shall be properly maintained, by the then owner, in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained by the then owner. Open storage of materials, equipment, or merchandise shall not be permitted in any section of the Project Area.

e. Sign Control

Signs within the Project Area shall be restricted to an identification of the use of and goods available on the premises. All signs must be suitably integrated with the architectural design of the structure which they identify. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. The size, design, location, and number of signs, the placement or replacement of any sign, or any exceptions to the above controls shall be subject to the approval of the Authority and any other body charged at the time with the control of outdoor advertising.

f. Parking

All parking structures shall be designed so as to provide one entrance lane for each 300 parking spaces provided. Each entrance lane must have sufficient reservoir space to avoid vehicle back-up onto public streets. All parking shall be enclosed unless otherwise indicated in Item 6 of this Section.

g. Subway Facilities

Provision shall be made by the redeveloper for connections to subway facilities in accordance with the Land Disposal Map , and disposition parcels may be subject to easements and other rights as appropriate therewith.

h. Utilities

The placement or replacement of all private and public utilities shall be underground, and disposition parcels may be subject to easements and other rights as appropriate in accordance with this requirement.

i. Provisions for Handicapped Persons

All new buildings and facilities in the Project Area shall be so designed that persons in wheelchairs can enter, travel about, and leave the building in a convenient manner without obstruction.

3. Land Use

The Project Area shall generally be devoted to residential, hotel, office, parking and commercial uses. Specific uses for each parcel are set forth in Item 6 of this Section. In each case, and unless specifically otherwise provided, designation of a particular use includes all accessory and ancillary uses customarily or reasonably incident to the use specified or the use on an adjoining parcel.

4. Land Use and Building Requirements for Disposition Parcels

The specific parcels described in the controls below are shown by number on Map No. 6, LAND DISPOSAL MAP.

PARCEL 1

Permitted Uses

Commercial, Residential, Office, Entertainment, Open Space, and Cultural.

No parking permitted above the main pedestrian level.

Height

125' maximum for 80' depth from property line along Boylston Street and 155' maximum on remainder of site. (with exceptions as noted below).

a. A tower abutting Arlington Street of not more than 21,500 gross square feet per floor and a height of not more than 450' is permitted.

b. A tower within 300' of Charles Street of not more than 14,000 gross square feet per floor and a height of not more than 450' is permitted.

F.A.R.

13

Vehicular Access

None permitted (access to Parcel 1 for servicing or parking may be provided on Parcel 2).

Other Requirements

Utility easement from Boylston Street to Providence Street.

Pedestrian easement throughout Parcel parallel to Boylston Street with connections to the Arlington Street subway mezzanine and to the major pedestrian levels of Parcel 2.

Visual easement along Columbus Avenue above 3rd level of buildings within easement area.

PARCEL 2

Permitted Uses

Commercial, Residential, Office, Hotel, Entertainment, Open Space, Cultural, and Parking.

Height

Not more than 650'.

F.A.R.

15

Vehicular Access

From Church, Providence, and Charles Streets, but not within 40' of their intersection with Stuart Street; and from Stuart Street in the area between Church and Providence Streets.

Other Requirements

Pedestrian easements at major pedestrian levels through Parcel from Parcel 1 to Parcel 3 across Charles Street.

Development easements are provided above and below Charles Street for the connection of Parcel 2 to Parcel 3. A street easement is required for Providence Street Extension through Parcel 2.

PARCEL 3

Permitted Uses

Commercial, Residential, Office, Hotel, Entertainment, Open Space, Cultural, and Parking.

Height

125' maximum along Boylston Street frontage for a depth of 100'; 650' maximum for remainder of Parcel.

F.A.R.

15

Vehicular Access

From Stuart and Charles Streets, but not within 50' of their intersection.

Other Requirements

Pedestrian easement through Parcel 3 parallel to Boylston Street and connecting Parcel 2 to Parcel 4 at major pedestrian levels.

Visual easement at corner of Boylston and Charles Streets.

PARCEL 4

Permitted Uses

Commercial, Residential, Office, Hotel, Entertainment, Open Space, and Cultural.

No parking required.

Height

No major structure above 125' at the corner of Boylston and Tremont Streets; 650' maximum on remainder of site.

F.A.R.

15

(A bonus of up to 17 F.A.R. may be permitted if certain desired cultural facilities are provided in the development.)

Vehicular Access

From Washington and Stuart Streets, but not within 50' of any intersection.

Other Requirements

Pedestrian easements through Parcel 4 from Tremont Street to Washington Street and from the northeast and northwest corners to the center of Parcel 4.

Pedestrian connections to Boylston and Essex Subway Stations.

PARCEL 5

Permitted Uses

Commercial, Office, Residential, Hotel, Entertainment, and Parking.

Height

450' maximum.

F.A.R.

15

Vehicular Access

From Beach, Essex, and Knapp Streets and Harrison Avenue.

Other Requirements

Pedestrian easement at grade along existing Beach Street r.o.w. within Parcel 5.

Pedestrian connections to Essex Subway Station.

PARCEL A*

Permitted Uses

Commercial, Office, Residential, Entertainment, Cultural, Open Space, and Parking.

Height

650' maximum.

F.A.R.

15

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*Parcels A and B are not within the area for public acquisition. These controls apply to any redevelopment of these sites whether assembled by abutters or other parties. If Parcel A or B is subdivided or redeveloped in stages, the controls apply to any

Vehicular Access

From Columbus Avenue and/or Providence Street.

Other Requirements

Pedestrian connections to the major pedestrian levels of Parcels 1 and 2.

PARCEL B*

Permitted Uses

Commercial, Residential, Office, Hotel, Entertainment, Cultural, and Open Space.

Height

125' maximum.

F.A.R.

10

Vehicular Access

Through Parcel 3 or, if that cannot be achieved, from Tremont Street.

Other Requirements

Pedestrian access to adjacent pedestrian levels and access to the Boylston Subway Station complex.

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and all portions of the site. If the Colonial Theatre is to be demolished, a replacement facility of its kind must be provided in the new development or in a location acceptable to the Boston Redevelopment Authority.

G. REHABILITATION

All structures within the Project Area are to be demolished, with the exception of:

Statler Hilton Hotel

Statler Office Building

80 Boylston Street (Little Building)

100 Boylston Street (Colonial Building)

120 Boylston Street (Walker Building)

The present uses of these structures are in keeping with the Project Plan, and the buildings must be maintained in accordance with the Zoning and Building Codes of the City of Boston.

H. REDEVELOPER'S OBLIGATIONS

1. Applicability of this Section

The provisions of this Section shall apply to each parcel acquired upon its disposition and shall be implemented by appropriate covenants and provisions in disposition documents.

2. Compliance with Plan

Redevelopment of the land in the Project Area shall be made subject to the regulations and controls set forth in this Urban Renewal Plan. The purpose of such regulations and controls is to assure that the redevelopment of land within the Project Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these regulations and controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare redevelopment proposals which conform to the Plan.

3. Design Review

All redevelopment and all improvement proposals will be subject to the standard Design Review process and approval by the Boston Redevelopment Authority prior to land disposition and/or prior to the commencement of construction.

In addition to assuring compliance with the specific controls set forth in this Plan and more specifically set forth in disposition documents, the Authority will establish design review procedures and will evaluate the quality and appropriateness of redevelopment proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

4. General Obligations

The Authority shall obligate redevelopers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means providing for reasonable action in the event of default or noncompliance by such redevelopers and purchasers:

a. To devote, develop, or otherwise use such land only for the purpose and in the manner stated in the Plan;

b. To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of the Massachusetts General Laws;

c. To commence, execute, and complete construction and improvements in accordance with reasonable time schedules as determined, agreed on, and established by the Authority;

d. To give preference in the selection of tenants for commercial space built in the Project Area to persons who are displaced from such area or from other areas on account of action taken pursuant to Urban Renewal Plans and who desire to rent such commercial space and will be able to pay rents or prices equal to rents or prices charged other tenants for similar or comparable space built as a part of the same redevelopment.

e. To devote 1% of construction cost to beautify the Boston Common and the Public Garden and to works of art in accordance with policies established by the Authority.

5. Disposition by Redeveloper

The redeveloper shall not dispose of all or part of his interest in a disposition parcel within the Project Area without the written consent of the Boston Redevelopment Authority until the full completion by the redeveloper of all improvements required by and in conformity with the terms and conditions both of the Urban Renewal Plan and of the Land Disposition Agreement entered into between the redeveloper and the Authority. The Boston Redevelopment Authority may in granting such consent impose conditions that will, among other things, prevent speculation, protect the interest of the Boston Redevelopment Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121B and, where applicable, Chapter 121A of the Massachusetts General Laws, and amendments thereto.

I. ZONING CHANGES

The present zoning is primarily B-10, with a portion adjacent to Stuart and Kneeland Streets zoned as B-8.

The Plan proposes that all of the Project Area be zoned B-10 and that the necessary changes from B-8 to B-10 be made in phase after each portion of the present B-8 district is acquired.

J. RELATION OF PLAN TO LOCAL OBJECTIVES

1. Conformity with General Plan

The Urban Renewal Plan is in conformity with the General Plan 1965/1975 for the City of Boston and the Regional Core, as adopted by the Boston Redevelopment Authority in March 1965. The Urban Renewal Plan also conforms to the General Neighborhood Renewal Plan for Downtown, as adopted by the Authority in March 1967, and the Central Business District Plan approved in June 1967.

2. Relationship to Definite Local Objectives

a. Land Use

The development as proposed will provide a new intown community of more than 2,000 dwelling units. These apartments will help to reinforce the present downtown neighborhoods such as Bay Village, Chinatown, Back Bay, and Beacon Hill. The hotel, office, and retail activities will fill in the commercial gap between Downtown and Back Bay, adding new economic life for the entire core area. Also, provision of high quality, modern cultural and entertainment facilities will upgrade the evening and convention centers and extend the use of this portion of Downtown into a sixteen-hour day.

b. The clarification of the street pattern and the separation between the major flows of pedestrian and vehicular traffic, plus the development of off-street servicing areas, will greatly improve the quality as well as the safety of the Project Area.

c. Improvement of Public Utilities

The Urban Renewal Plan includes the provision for the relocation, abandonment, or replacement of all existing public utilities where necessitated by the development proposals. Such relocation or replacement shall be done in conformity with local standards.

d. Recreational and Community Facilities

A primary feature of the Plan is the generous amount of space allocated to public pedestrian areas. These areas will include all-weather multilevel shop-lined arcades connecting the areas outside the Project, as well as the subway stations with the major elements of the new development. Attractive urban plazas bordered by active pedestrian-oriented uses will also be provided in various portions of the Project Area.

K. NONDISCRIMINATION PROVISIONS

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management, or occupancy of real property within the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws, and amendments thereto, and to all other applicable federal, state, and local laws prohibiting discrimination or segregation by reason of race, color, sex, religion, or national origin.

L. RELOCATION

1. Extent of Relocation

a. Family Relocation

There are approximately 282 persons located within the Project Area. A total of 33 persons representing a maximum of 29 households reside in the Stage I area (Parcels 1, 2 and 3). Most of the residents in the Stage I area appear to be single individuals; there appear to be four married couples. Approximately one-third of these residents have lived in their present unit for less than eighteen months. The median age of these individuals is twenty-seven years. All but eight residents appear to be employed with four of the remaining eight listed as students. The occupations range from professional to unskilled.

b. Business Relocation

Approximately 440 businesses are located within the Project Area, of which 255 are in Stage I -- Parcels 1, 2 and 3. The major categories of business use are: first floor, retail; upper floor, office and some commercial.

2. Availability of Relocation Resources.

a. Family Relocation

A detailed survey will be conducted shortly to determine household size and income, together with the area preferences

of those to be displaced in the Stage I area. It is expected that some may be interested in the new housing being constructed in the adjacent South Cove Urban Renewal Project Area (Mass Pike Towers and Tai Tung). Family Relocation staff will work with each household in accordance with their particular preferences when relocation becomes necessary.

b. Business Relocation

A recent real estate market survey shows 1,102,864 square feet of vacant office space in the Government Center, Financial, Midtown and Back Bay districts. In addition to the existing space, it is estimated that new construction in the South Cove, Waterfront, Fenway and Downtown areas will generate approximately 1,000,000 square feet of new retail space in the next three to four years. Further, it is expected that the Stage I area of the Park Plaza Project will produce 500,000 square feet of retail space as well as 1,000,000 square feet of new office space.

3. Relocation Program

a. Relocation Services - Family

The Authority will carry out a relocation program through its trained family relocation staff. This will involve surveying each resident to determine his or her housing and area preferences as well as to determine whether any social service or other types of assistance may be needed. Trained rehousing staff will be assigned to make appropriate housing referrals as needed.

b. Relocation Services - Business

The Business Relocation Program will be conducted by experienced specialists of the Business Relocation Section. This will

include interviewing all businesses to be relocated in order to determine the needs of each business, as well as collecting and making available information regarding suitable relocation space. The staff will also assist each business in every reasonable way in order to effect a successful relocation. Relocation of the businesses will be carried out in an orderly manner through careful staging and close cooperation between the redeveloper and the Business Relocation Section of the Authority. In this manner, it is hoped to minimize the difficulties of relocating the businesses and, further, to prevent undue hardship to the individual business organizations.

4. Relocation Payments

a. Family

The Authority's policy is to make payments in accordance with the highest federal payments available to residents being relocated in urban renewal projects which are in effect at the time of relocation, but in no case will such payments be less than the federal relocation payments to residents in effect on the date the plan is approved by the City Council.

b. Business

The Authority's policy is to make payments for such items as moving expenses and loss of property in accordance with the highest federal payments available to businesses being relocated in urban renewal projects which are in effect at the time of relocation, but in no case will such payments be less than the federal

M. MODIFICATION AND TERMINATION

1. Plan Modification or Amendment

This Plan may be adjusted in minor ways from time to time by the Authority, but no substantial change may be made herein without the same state and local approval which would then be required upon submission of a new plan; provided, that any change which increases any prescribed floor area ratio or height limit or which alters the uses prescribed for any parcel shall be deemed to be substantial.

2. Termination

The provisions and requirements established in this Urban Renewal Plan shall be maintained in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the City Council and the Mayor of the City of Boston, except for Section K, which shall remain in effect for one hundred (100) years from said date.

It is the specific intent of the City Council that each of the approvals given by the City Council in its final vote adopting this Plan is conditioned on acceptance by the Authority of all of the changes voted by the City Council, whether in approving or amending the report of the Committee on Urban Development. If any of such changes are not effected by the Authority or Developer, all approvals herein given are specifically nullified and invalidated. Should the Authority find any changes unacceptable, it must resubmit the Plan for City Council approval with written notice of such part or parts as are found unacceptable and such changes as are recommended for City Council action.

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Park Plaza #2

Final Project Report Urban Renewal Plan July, 1971.
Revised thru Dec. 16, 1971.